



Denver – Nexus Commercial Realty, LLC, has closed the sale of 1495 Balsam Street, a 4,625 SF multifamily property for the sale price of \$1,150,000. Austin Smith of Nexus represented both the Buyer & the Seller in the transaction.

The 10-unit building consists of five studios, and five 1-bedroom units. The property was delivered to the Buyer with new windows, recent interior renovations, and other capital improvements to the building. The property includes a pet-friendly greenspace & courtyard, and off-street tenant parking.

1495 Balsam is located at the intersection of Balsam Street & West Colfax Avenue, minutes from restaurants & retail located along West Colfax Ave. The property is also located less than half a mile from the Wadsworth light rail station.

The buyer plans to continue to operate the building at a high level and make various upgrades to the building to create the best living environment for the tenants.

Please call or email today to find out how we are different than the average apartment advisors.

About Nexus Commercial Realty, LLC:

Nexus is a full-service firm for the commercial real estate industry in Denver. Specializing in high caliber solutions developed for owners and investors, we deliver specialized services such as acquisitions, dispositions, seller representation, buyer representation, and consultation regarding commercial properties. We provide high caliber services to owners and investors delivered with the focused attention only a privately-owned firm can offer. With over 25 years of combined experience, our Colorado roots are deep because our market experience in commercial real estate is firsthand. This positions us to help clients reach their business and financial goals while ensuring their best interests are always protected. As a team, we might not appear as your typical brokerage - and that's by design. Even though we've been in the industry for more than two decades, we are as enthusiastic, energetic and collaborative as when we first started. At Nexus, there is no internal competition because our purpose is aligned. This reduces internal competition and makes us more productive on a per broker/agent basis. We love coming to work every day because we love helping our clients achieve their goals. You might find us in jeans instead of slacks, outside meeting people instead of in our office. We do things differently because we are different.

For more information, please visit www.nexus-cr.com.